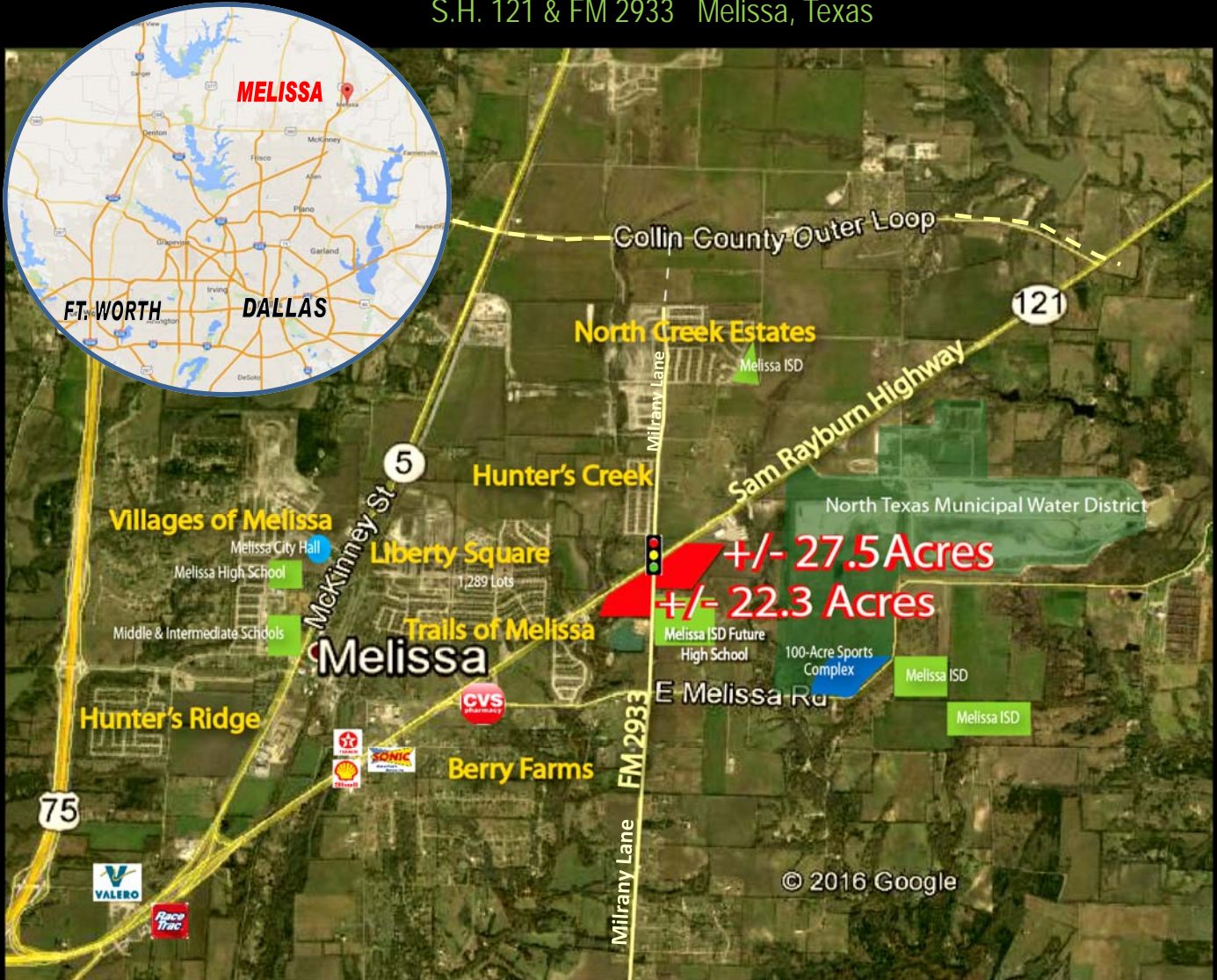


RETAIL / COMMERCIAL / RESIDENTIAL LAND

S.H. 121 & FM 2933 Melissa, Texas



COMMERCIAL / RESIDENTIAL DEVELOPMENT OPPORTUNITY!

- SIZE:** Approximately 150 Acres: Residential—100 Acres; Commercial—50 Acres.
Located in the center of the City Plan.
- FRONTAGE:** SWQ—Approximately 1,300 feet along State Highway 121 & 1,275 feet along FM 2933.
SEQ—Approximately 950 feet along State Highway 121 & 920 feet along FM 2933.
State Highway 121 is currently being widened.
- TRAFFIC COUNTS:** +/- 20,300 on State Hwy 121.
- ZONING:** Agricultural District.
- UTILITIES:** Water to the site (30" waterline).
Sewer near site.
12" Gas line coming Fall 2016.

Contact :

469.533.4118

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909 LAKE CAROLYN PARKWAY SUITE 150 IRVING, TEXAS 75039 469-533-4100



Melissa, Texas is located 35 minutes north of Downtown Dallas with convenient access to US 75, SH 121 and Highway 5.

There has been tremendous growth in the area with the population increasing over 30% since 2010 generating a demand for convenient commercial, retail and service-related businesses. Currently, residents must travel to neighboring McKinney, Frisco or Plano for shopping.

An exceptional opportunity for retail and commercial development is waiting in Melissa, Texas.

Retail Trade Area Population: 40,822

Retail Trade Area Potential Spending: \$454,897,500

| 2015 DEMOGRAPHICS | 1 Mile | 3 Miles | 5 Miles |
|----------------------------|-----------|----------|----------|
| Est. Population | 3,034 | 8,052 | 20,421 |
| Est. Avg. Household Income | \$103,144 | \$99,485 | \$89,724 |



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